

Notice of Funding Availability (NOFA) and Guidelines

For

Jobs Housing Balance Incentive Grant Program



STATE OF CALIFORNIA

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Updated November 2001

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NOTICE OF FUNDING AVAILABILITY AND GUIDELINES

Jobs Housing Balance Incentive Grant Program Updated 11/01

[Updated text is marked with *(new)*]

We are pleased to announce the availability of approximately *(new)* **\$60 million** in funding for the Jobs Housing Balance Incentive Grant Program (JHBP). The JHBP was created by AB 2864 the Job Housing Balance Initiative, and was added as Section 50544 of the Health and Safety Code. A copy of Section 50544 is reproduced as Attachment A. The JHBP is administered by the Department of Housing and Community Development (Department) and will provide grant funds to eligible cities and counties that significantly increase their residential housing production for the 2001 calendar year. *(new)* **As a result of SB 784 amendments, (copy attached as Attachment F) awarded funds can now be used for any local government expense that benefits the community. JHBP funds can now be used for any project, service, or other local need determined to be in the community's best interest or projects benefiting the community, including neighborhood park facilities, bike paths, and community centers, etc.**

Applications to the Department will be due spring 2002. Funding amounts will be determined on the basis of new housing units for which new construction permits were issued between January 1, 2001 and December 31, 2001. Grant funds will be awarded in 2002 through a grant agreement that will subsequently require the recipient to provide a report on the number of new housing units for which permits were issued during the period of January 1, 2001 to December 31, 2001, the number of certificates of occupancy issued for those units, and the amenities purchased or built.

PROGRAM GOALS:

The program goal is to encourage new housing construction, primarily in high job growth areas where housing has not kept pace with job growth. This program will incentivize residential construction starts by awarding eligible local governments who, based on reporting information, significantly increase their issuance of residential permits. Incentive awards will be made in two components, a per unit cash grant for production at and above the established threshold level and a cash grant for specific planning incentives. The amounts will be cumulative. The per-unit production incentive will be weighted, based on employment demand category. The planning incentive awards will be at varying rates for units within each incentive category. Both of these components are described below.

ELIGIBLE APPLICANTS:

Eligible applicants are cities and counties that:

1. Adopted a housing element that the Department has determined, pursuant to Section 65585 of the Government Code, to be in compliance with State law as of December 31, 2001. *(New):* **To ensure the maximum number of participants are able to participate, HCD will accept adopted housing elements up to December 31, 2001, and will determine element compliance prior to the application due date. For the purposes of JHBP eligibility, adopted elements must be postmarked on or**

before December 31, 2001; elements that are e-mailed or faxed will not be accepted. Neither additional revisions nor amendments will be accepted after the December 31, 2001 due date for the purposes of applying to the JHBP.

2. Have a demonstrable and significant increase in new housing units for permits issued between January 1, 2001 to December 31, 2001 over the average number of units in building permits issued annually for the most recent 3 year period. For the purposes of this NOFA, the Department has set the target for eligibility as being 112% of each jurisdiction's 36-month annual average. To establish this baseline figure, the Department used data available from October 1997 through September 2000 on new residential construction permits (Based on information reported by the Construction Industry Research Board (CIRB)). Refer to Attachment B for both the 3-year annual average (baseline) and the target permit threshold at 112% of the baseline.

PROGRAM COMPONENTS:

Production Award Component: This component rewards increases in housing supply relative to county-level employment demand and the jobs-housing relationship. Total production will be measured by issuance of building permits for new housing units as reported by the CIRB for calendar year 2001. A qualifying housing unit must meet the following Census Bureau definition:

“A house, an apartment, a mobile home or trailer, a group of rooms, or a single room that is occupied as a separate living quarters, or if vacant is intended for occupancy as a separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building and which have a direct access from the outside of the building or through a common hall.”

Grant amounts will be made to eligible applicants for production increases exceeding their annual average (see Attachment B, column C). Awards will be determined as a per-unit incentive weighted for high, medium, and low employment demand areas. The employment demand areas have been determined by county on the basis of job growth, rate of job growth, and the relationship of housing units to jobs by industry (see Attachment C). The high, medium and low employment area factor will determine the funds per unit awarded to the applicants. Attachment C indicates the employment demand area category for each county.

High employment demand area:	\$3,000 per unit
Moderate employment demand area:	\$2,000 per unit
Lower employment demand area:	\$1,000 per unit

Planning Incentive Award Component: This component rewards production of types of housing which advance livable community objectives. Payment will be awarded for units meeting the definitions for the incentive categories of multifamily developments, affordable housing, and infill development. These additional incentives will be awarded to eligible local governments whose residential permits meet one or more of the following criteria:

1. Multifamily Developments

Residential buildings with five or more units (as reported by CIRB) will be awarded \$500 per unit. All multifamily units for which building permits have been issued in calendar year 2001 are eligible for this incentive.

2. Affordable Housing

- a) Permits for units which will be required to have affordability covenants (on owner- or renter-occupied units) for a minimum of 10 years will be awarded \$500 per unit. Examples of such units may include, but are not limited to, an agreement that establishes rent limitations or household income restrictions that a household must meet to occupy or purchase a residence. Newly constructed units being purchased with down payment assistance programs requiring the purchaser to occupy the residence for a minimum of 10 years would be eligible. All units for which building permits have been issued in calendar year 2001, with affordability restrictions as set forth above are eligible for this incentive.

OR

- b) Units to be for sale within the CHFA sales price limits: Single-family units that will sell for prices within the California Housing Finance Agency's (CHFA) published sales limits (see Attachment D for current sales price limits for each county). The eligible units can earn \$ 800 per unit. However, while this is the largest incentive amount, there is a cap on the number of units that may receive this incentive. The cap is limited to the number of units exceeding the applicant's annual average (see Attachment B, column C), **(new) Attachment D1 has the updated sales price as of May 2001, note, both sales price limits can be used depending on the date the permits were issued.**

This category allows new single-family for-sale units constructed in an affordable price range without affordability restrictions of a government assistance program to be rewarded. Although the units will not be required to have CHFA-financing, the application process will require evidence that such units will be made available for sale within CHFA sales price limits for units to be credited. For credit under this criterion, the applicant must demonstrate how the sales price of the unit will be met.

3. Infill development: Each infill unit will be awarded \$100 per unit. For purposes of this program, a qualifying infill project must be located within an urbanized area on a site that has been previously developed for urban uses, or where the immediately contiguous properties surrounding the project site are, or previously have been, developed for urban uses.¹ Applicants will be required to submit a residential parcel map, vicinity map or other related documentation indicating the location of projects claimed as infill units, including the land uses immediately contiguous to the project site and or a description of previous use of the site. All infill units for which building permits have been issued in calendar year 2001 are eligible to receive this incentive.

¹ This definition is from Public Resources Code Section 21080.14. a) (3).

Units may be counted in multiple categories for maximum incentive awards. For example, a multifamily development funded with, and subject to the use restrictions of the federal Low Income Tax Credit program could have units credited in the multifamily and affordability categories, and possibly also the infill category. Single-family units could qualify for one of the affordability categories (2.a. or 2.b. above) and possibly also the infill category (see Attachment E for examples of grants a jurisdiction might receive).

Important Note: This is not a competitive process whereby applications are rated and ranked. All eligible applicants that provide the required supporting documentation will be awarded funds as described in this NOFA. Award amounts were determined based on departmental projections using the best available data. However, should actual production by eligible jurisdictions exceed the amount of funds available, the Department shall prorate award amounts accordingly. In addition, there is a reasonable possibility that additional funds will be provided in the Budget Act of 2001 that would enable this program to run for an additional year or years. If so, the department reserves the right to make modifications as authorized in future enabling legislation.

APPLICATIONS:

Applications will be made available in December 2001 with an anticipated submission date of **(new) April 2002**. Unit production will be based on new residential construction permits issued January – December 2001 as reported by CIRB in early 2002. Copies of Form C-404² which have been submitted to the Census Bureau for calendar year 2001 or Form DF-HU3 Housing Unit Change, which has been submitted to the State Department of Finance's (DOF) Demographic Research Unit for calendar year 2001 may be used to supplement CIRB reporting information. HCD will consider only that data from a reporting entity that has been submitted to CIRB, the Census Bureau, or DOF by their reporting deadline. Applicants should check with the reporting entity and observe their reporting deadlines for 2001 permit data.

Applicants are obligated to ensure accurate reporting takes place. The Department will not accept permit data in other formats or pursuant to definitions that do not conform to those used by CIRB, the Census Bureau, or DOF. Applicants who disagree with permit data of any of the above three entities must reconcile and confirm the permit report data with those entities prior to this application's final filing date.

For the Planning incentive category awards, the applicants must provide evidence of unit affordability and/or infill to demonstrate the unit meets the definitions as set forth in these guidelines. Evidence of compliance, for example, could be a copy of the regulatory agreement, rent restriction agreements, planning and building department certification of the types of units permitted, or other evidence, certified by the applicant, that units permitted during the 2001 calendar year, meet the incentive criteria.

All determinations regarding the final number of residential building permits issued, or the eligibility of projects or units for the incentive credits shall be made by the Department using the best available data. The Department reserves the right to accept, reject, or seek additional information from any applicant or data-providing entity in reaching its determinations. The determinations of the Department shall be final.

² See Form C-404 (1-19-2000), "Report of New Privately Owned Residential Building or Zoning Permits Issued," U.S. Department of Commerce, U.S. Census Bureau.

The Department recommends that interested local governments start early in tracking the type, project size, and number of residential permits processed early in the 2001 year. Tracking and monitoring the permit process will enable the applicant to predict its progress on meeting the goals and objectives of the program. Department staff is available for technical assistance during the program year as well as providing assistance in the application process.

After the application deadline and the awards are announced, a standard agreement will be entered into with the Department and will specify the terms and conditions of the grant funds as well as the reporting and monitoring requirements. Contracts are anticipated to be processed with funds awarded by the late spring of 2002.

USE OF FUNDS:

Funds may be used for **(new) any local government project, service or program that the local government determines is in the best interest of the community**. Eligible projects could include, but are not limited to, the following examples, traffic improvements, neighborhood parks, bike paths, libraries, school facilities, play areas, community centers, police and fire stations. Funds awarded through this program may pay for part, or all, any project, program or service.

For more information or to be placed on a mailing list for notices of this program, please call (916) 445-4728, fax (916) 327-2643, or email Linda Nichols at lnichols@hcd.ca.gov, or Don Thomas at dthomas@hcd.ca.gov .

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THE JOBS-HOUSING BALANCE IMPROVEMENT PROGRAM
AB 2864

Health and Safety Code Section 50544:

(a) One hundred million dollars (\$100,000,000) of the funds appropriated for purposes of this chapter in Item 2240-114-0001 of the Budget Act of 2000 shall be used to award incentive grants to cities, counties, and city and counties to be used for capital outlay projects, as defined by Section 7914 of the Government Code, that serve to benefit the community. Eligible projects include, but are not limited to, traffic improvements, neighborhood parks, bike paths, libraries, school facilities, play areas, community centers, and police and fire stations. Grants shall be provided through a grant agreement that requires the recipient to provide to the department a report on the number of residential building permits issued during the reporting period, the number of certificates of occupancy issued for those units, and the amenities purchased or built.

(b) To be eligible for a grant pursuant to this section, a local government shall do both of the following:

(1) By the end of the calendar year in which unit production is to be counted, have an adopted housing element that the department has determined pursuant to Section 65585 of the Government Code to be in substantial compliance with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code.

(2) Have a demonstrable and significant increase in the issuance of residential building permits issued between January 1, 2001, and December 31, 2001, over the average number of building permits issued annually for the most recent 36-month period that can be calculated prior to January 1, 2001. The department shall establish a benchmark level to be achieved in order to establish eligibility for funding based on criteria including a survey of economic forecasts to be conducted by the Department of Finance no later than November 30, 2000.

(c) Grant amounts shall be determined as a per-unit incentive weighted for high, medium, and low employment demand areas. In addition, the department shall provide additional incentives for units in projects within eligible communities that meet criteria designed to encourage planning priorities such as affordability, multifamily housing, and infill development. The department shall establish the definitions and measurement specifications for the incentive criteria to be used to determine grant amounts that are easily and objectively verifiable.

(d) Funding shall be provided as soon after January 1, 2002, as is reasonably possible, allowing time for receipt by the Department of Finance of year-end production figures as well as other information necessary to apply the established criteria. If all funds are not expended after the end of the first calendar year in which housing production is counted, the department may continue the program into the following year if it determines there are adequate funds to administer the program. If residential production within eligible jurisdictions exceeds the department's projections, per-unit incentives shall be prorated within the appropriated funding amount.

(e) The department shall solicit and consider comments from interested parties on the criteria that shall be used for determining the amount of funds granted per unit. The department may deny funding to any jurisdiction that it determines, based on reasonable evidence, failed to issue residential building permits on a timely basis between the effective date of this chapter and January 1, 2001.

(f) No later than December 31, 2002, the department shall provide an interim report to the Legislature indicating the benchmark levels of production established, the number of jurisdictions accessing the program, the number of residential units building permits issued above the established benchmark, and the success of the additional incentives in achieving state housing policies. No later than December 31, 2005, the department shall provide a final report with updates to the data contained in the interim report and a description of the capital outlay projects achieved by local governments through the program and information regarding the number of certificates of occupancy issued in relation to the residential building permits issued.

Permits for New Residential Units

ATTACHMENT B

A	B	C	D
County	Jurisdiction	Housing Units ¹ Baseline Level (Annual Permit Average from 10/97-8/00) *	Housing Units ² Eligibility Threshold for the Issuance of New Residential Permits (112% of baseline).*
Alameda	Alameda	47	52
Alameda	Alameda County	374	418
Alameda	Albany	6	7
Alameda	Berkeley	93	104
Alameda	Dublin	867	970
Alameda	Emeryville	68	75
Alameda	Fremont	747	837
Alameda	Hayward	392	439
Alameda	Livermore	581	651
Alameda	Newark	190	212
Alameda	Oakland	566	633
Alameda	Piedmont	0	1
Alameda	Pleasanton	507	567
Alameda	San Leandro	309	345
Alameda	Union City	511	571
Alpine	Alpine County	47	53
Amador	Amador City	0	1
Amador	Amador County	133	148
Amador	Ione	62	69
Amador	Jackson	11	12
Amador	Plymouth	2	3
Amador	Sutter Creek	8	9
Butte	Biggs ³	N/A	Contact HCD
Butte	Butte County	331	371
Butte	Chico	520	582
Butte	Gridley	27	30
Butte	Oroville	14	16
Butte	Paradise town	61	67
Calaveras	Angels	61	68
Calaveras	Calaveras County	249	278
Colusa	Colusa	4	5
Colusa	Colusa County	27	29
Colusa	Williams	21	23
Contra Costa	Antioch	840	941
Contra Costa	Brentwood	822	920
Contra Costa	Clayton ³	N/A	Contact HCD
Contra Costa	Concord	175	196
Contra Costa	Contra Costa County	1215	1360
Contra Costa	Danville town	205	229
Contra Costa	El Cerrito	9	10
Contra Costa	Hercules	49	55
Contra Costa	Lafayette ³	N/A	Contact HCD
Contra Costa	Martinez	84	93
Contra Costa	Moraga ³	N/A	Contact HCD
Contra Costa	Orinda ³	N/A	Contact HCD

* Figures subject to rounding formulas

Permits for New Residential Units

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Contra Costa	Pinole	24	27
Contra Costa	Pittsburg	274	306
Contra Costa	Pleasant Hill	47	52
Contra Costa	Richmond	187	209
Contra Costa	San Pablo	11	12
Contra Costa	San Ramon	298	334
Contra Costa	Walnut Creek	156	175
Del Norte	Crescent City	6	7
Del Norte	Del Norte County	35	39
El Dorado	El Dorado County	1180	1321
El Dorado	Placerville	85	94
El Dorado	South Lake Tahoe	64	71
Fresno	Clovis	457	512
Fresno	Coalinga	19	21
Fresno	Firebaugh	16	17
Fresno	Fowler	10	11
Fresno	Fresno	1649	1846
Fresno	Fresno County	348	389
Fresno	Huron	18	20
Fresno	Kerman	62	69
Fresno	Kingsburg	86	96
Fresno	Mendota	28	31
Fresno	Orange Cove	43	48
Fresno	Parlier	88	98
Fresno	Reedley	66	74
Fresno	San Joaquin	24	26
Fresno	Sanger	43	47
Fresno	Selma	102	114
Glenn	Glenn County	26	29
Glenn	Orland	21	23
Glenn	Willows	1	2
Humboldt	Arcata	47	53
Humboldt	Blue Lake	1	2
Humboldt	Eureka	28	31
Humboldt	Ferndale	6	7
Humboldt	Fortuna	44	48
Humboldt	Humboldt County	257	288
Humboldt	Rio Dell	2	3
Humboldt	Trinidad	2	3
Imperial	Brawley	29	32
Imperial	Calexico	184	206
Imperial	Calipatria	28	31
Imperial	El Centro	50	56
Imperial	Holtville	6	7
Imperial	Imperial	82	91
Imperial	Imperial County	64	71

* Figures subject to rounding formulas

Permits for New Residential Units

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Imperial	Westmorland	3	4
Inyo	Bishop	3	4
Inyo	Inyo County	16	17
Kern	Arvin	68	76
Kern	Bakersfield	2054	2300
Kern	California City	19	21
Kern	Delano	215	240
Kern	Kern County	647	724
Kern	Maricopa	1	2
Kern	McFarland ³	N/A	Contact HCD
Kern	Ridgecrest	2	3
Kern	Shafter	91	101
Kern	Taft	13	14
Kern	Tehachapi ³	N/A	Contact HCD
Kern	Wasco	83	93
Kings	Avenal	12	13
Kings	Corcoran	58	65
Kings	Hanford	305	341
Kings	Kings County	50	56
Kings	Lemoore	201	225
Lake	Clearlake ³	N/A	Contact HCD
Lake	Lake County	148	166
Lake	Lakeport	4	5
Lassen	Lassen County	53	59
Lassen	Susanville	44	49
Los Angeles	Agoura Hills	4	5
Los Angeles	Alhambra	61	67
Los Angeles	Arcadia	200	224
Los Angeles	Artesia	10	11
Los Angeles	Avalon	18	19
Los Angeles	Azusa	31	34
Los Angeles	Baldwin Park	55	61
Los Angeles	Bell	1	2
Los Angeles	Bell Gardens	3	4
Los Angeles	Bellflower	39	43
Los Angeles	Beverly Hills	75	83
Los Angeles	Bradbury	6	7
Los Angeles	Burbank	61	67
Los Angeles	Calabasas	63	70
Los Angeles	Carson	160	179
Los Angeles	Cerritos	71	79
Los Angeles	Claremont	95	106
Los Angeles	Commerce	0	1
Los Angeles	Compton	28	30
Los Angeles	Covina	4	5
Los Angeles	Cudahy	40	44

* Figures subject to rounding formulas

Permits for New Residential Units

ATTACHMENT B

A	B	C	D
County	Jurisdiction	Housing Units ¹ Baseline Level (Annual Permit Average from 10/97-8/00) *	Housing Units ² Eligibility Threshold for the Issuance of New Residential Permits (112% of baseline).*
Los Angeles	Culver City	21	23
Los Angeles	Diamond Bar	58	64
Los Angeles	Downey	38	42
Los Angeles	Duarte	55	61
Los Angeles	El Monte	73	82
Los Angeles	El Segundo	15	16
Los Angeles	Gardena	92	102
Los Angeles	Glendale	105	117
Los Angeles	Glendora	30	33
Los Angeles	Hawaiian Gardens	6	7
Los Angeles	Hawthorne	10	11
Los Angeles	Hermosa Beach	101	113
Los Angeles	Hidden Hills	9	10
Los Angeles	Huntington Park	7	8
Los Angeles	Industry	1	2
Los Angeles	Inglewood	26	29
Los Angeles	Irwindale	2	3
Los Angeles	La Canada Flintridge	31	34
Los Angeles	La Habra Heights	13	14
Los Angeles	La Mirada	90	100
Los Angeles	La Puente	8	9
Los Angeles	La Verne	104	116
Los Angeles	Lakewood	9	10
Los Angeles	Lancaster	376	421
Los Angeles	Lawndale	0	1
Los Angeles	Lomita	11	12
Los Angeles	Long Beach	132	147
Los Angeles	Los Angeles	4311	4828
Los Angeles	Los Angeles County	2851	3192
Los Angeles	Lynwood	34	38
Los Angeles	Malibu	74	83
Los Angeles	Manhattan Beach	184	206
Los Angeles	Maywood	5	6
Los Angeles	Monrovia	65	73
Los Angeles	Montebello	59	66
Los Angeles	Monterey Park	144	161
Los Angeles	Norwalk	79	88
Los Angeles	Palmdale	584	654
Los Angeles	Palos Verdes Estates	20	22
Los Angeles	Paramount	11	12
Los Angeles	Pasadena	206	230
Los Angeles	Pico Rivera	82	91
Los Angeles	Pomona	47	52
Los Angeles	Rancho Palos Verdes	53	58
Los Angeles	Redondo Beach	271	303
Los Angeles	Rolling Hills	2	3

* Figures subject to rounding formulas

Permits for New Residential Units

ATTACHMENT B

A	B	C	D
County	Jurisdiction	Housing Units ¹ Baseline Level (Annual Permit Average from 10/97-8/00) *	Housing Units ² Eligibility Threshold for the Issuance of New Residential Permits (112% of baseline).*
Los Angeles	Rolling Hills Estates	29	32
Los Angeles	Rosemead	37	41
Los Angeles	San Dimas	27	29
Los Angeles	San Fernando	7	8
Los Angeles	San Gabriel	37	41
Los Angeles	San Marino	4	5
Los Angeles	Santa Clarita	992	1111
Los Angeles	Santa Fe Springs	2	3
Los Angeles	Santa Monica	499	559
Los Angeles	Sierra Madre	6	7
Los Angeles	Signal Hill	31	34
Los Angeles	South El Monte	3	4
Los Angeles	South Gate	15	17
Los Angeles	South Pasadena	10	11
Los Angeles	Temple City	104	116
Los Angeles	Torrance	152	170
Los Angeles	Vernon	0	1
Los Angeles	Walnut	7	8
Los Angeles	West Covina	153	171
Los Angeles	West Hollywood	52	58
Los Angeles	Westlake Village	13	14
Los Angeles	Whittier	14	15
Madera	Chowchilla	52	57
Madera	Madera	246	275
Madera	Madera County	310	346
Marin	Belvedere	3	4
Marin	Corte Madera town	20	22
Marin	Fairfax town	1	2
Marin	Larkspur	3	4
Marin	Marin County	160	179
Marin	Mill Valley	15	17
Marin	Novato	321	359
Marin	Ross town	1	2
Marin	San Anselmo town	9	10
Marin	San Rafael	122	136
Marin	Sausalito	7	8
Marin	Tiburon town	26	29
Mariposa	Mariposa	78	86
Mendocino	Fort Bragg	20	22
Mendocino	Mendocino County	226	253
Mendocino	Point Arena ³	N/A	Contact HCD
Mendocino	Ukiah	17	19
Mendocino	Willits	5	6
Merced	Atwater	106	118
Merced	Dos Palos	4	5
Merced	Gustine	50	56

* Figures subject to rounding formulas

Permits for New Residential Units

ATTACHMENT B

A	B	C	D
County	Jurisdiction	Housing Units ¹ Baseline Level (Annual Permit Average from 10/97-8/00) *	Housing Units ² Eligibility Threshold for the Issuance of New Residential Permits (112% of baseline).*
Merced	Livingston	18	19
Merced	Los Banos	424	474
Merced	Merced	257	287
Merced	Merced County	281	314
Modoc	Alturas	0	1
Modoc	Modoc County	14	15
Mono	Mammoth Lakes town	151	168
Mono	Mono County	34	37
Monterey	Carmel-by-the-Sea	24	26
Monterey	Del Rey Oaks	0	1
Monterey	Gonzales	53	59
Monterey	Greenfield	14	16
Monterey	King City	35	39
Monterey	Marina	2	3
Monterey	Monterey	31	35
Monterey	Monterey County	489	547
Monterey	Pacific Grove	8	9
Monterey	Salinas	882	987
Monterey	Sand City	4	5
Monterey	Seaside	12	13
Monterey	Soledad	138	154
Napa	American Canyon	49	54
Napa	Calistoga	6	7
Napa	Napa	308	345
Napa	Napa County	122	136
Napa	St. Helena	41	45
Napa	Yountville town	14	15
Nevada	Grass Valley	74	82
Nevada	Nevada City ³	N/A	Contact HCD
Nevada	Nevada County	385	431
Nevada	Truckee	331	370
Orange	Anaheim	488	546
Orange	Brea	51	57
Orange	Buena Park	158	176
Orange	Costa Mesa	63	70
Orange	Cypress	28	30
Orange	Dana Point	102	114
Orange	Fountain Valley	163	182
Orange	Fullerton	171	191
Orange	Garden Grove	139	155
Orange	Huntington Beach	517	579
Orange	Irvine	2960	3315
Orange	La Habra	138	154
Orange	La Palma	31	34
Orange	Laguna Beach	71	79
Orange	Laguna Hills	5	6

* Figures subject to rounding formulas

Permits for New Residential Units

ATTACHMENT B

A County	B Jurisdiction	C Housing Units ¹ Baseline Level (Annual Permit Average from 10/97-8/00) *	D Housing Units ² Eligibility Threshold for the Issuance of New Residential Permits (112% of baseline).*
Orange	Laguna Niguel	205	229
Orange	Lake Forest	14	16
Orange	Los Alamitos	0	1
Orange	Mission Viejo	584	653
Orange	Newport Beach	733	821
Orange	Orange	435	487
Orange	Orange County	3327	3725
Orange	Placentia	182	203
Orange	San Clemente	463	518
Orange	San Juan Capistrano	108	121
Orange	Santa Ana	140	156
Orange	Seal Beach	8	9
Orange	Stanton	30	33
Orange	Tustin	306	342
Orange	Villa Park	15	16
Orange	Westminster	116	129
Orange	Yorba Linda	212	237
Placer	Auburn	58	64
Placer	Colfax	14	15
Placer	Lincoln	736	824
Placer	Loomis town	23	26
Placer	Placer County	820	918
Placer	Rocklin	1488	1666
Placer	Roseville	2276	2549
Plumas	Plumas County	131	146
Plumas	Portola	2	3
Riverside	Banning	138	154
Riverside	Beaumont	32	36
Riverside	Blythe	68	75
Riverside	Calimesa	16	17
Riverside	Canyon Lake	69	77
Riverside	Cathedral City	505	565
Riverside	Coachella	189	212
Riverside	Corona	1606	1798
Riverside	Desert Hot Springs	8	9
Riverside	Hemet	348	389
Riverside	Indian Wells	157	175
Riverside	Indio	313	350
Riverside	La Quinta	1136	1271
Riverside	Lake Elsinore	303	339
Riverside	Moreno Valley	270	302
Riverside	Murrieta	780	873
Riverside	Norco	74	82
Riverside	Palm Desert	633	708
Riverside	Palm Springs	139	155
Riverside	Perris	154	172

* Figures subject to rounding formulas

Permits for New Residential Units

ATTACHMENT B

A	B	C	D
County	Jurisdiction	Housing Units ¹ Baseline Level (Annual Permit Average from 10/97-8/00) *	Housing Units ² Eligibility Threshold for the Issuance of New Residential Permits (112% of baseline).*
Riverside	Rancho Mirage	352	393
Riverside	Riverside	1394	1561
Riverside	Riverside County	3404	3812
Riverside	San Jacinto	231	259
Riverside	Temecula	1398	1565
Sacramento	Citrus Heights	267	299
Sacramento	Folsom	1603	1795
Sacramento	Galt	248	277
Sacramento	Isleton	0	1
Sacramento	Sacramento	1453	1626
Sacramento	Sacramento County	3566	3993
Santa Barbara	Buellton ³	N/A	Contact HCD
Santa Barbara	Carpinteria	26	28
Santa Barbara	Guadalupe	0	1
Santa Barbara	Lompoc	48	53
Santa Barbara	Santa Barbara	70	78
Santa Barbara	Santa Barbara County	538	602
Santa Barbara	Santa Maria	277	310
Santa Barbara	Solvang ³	N/A	Contact HCD
San Benito	Hollister	412	461
San Benito	San Benito County	204	228
San Benito	San Juan Bautista	4	5
San Bernadino	Adelanto	8	9
San Bernadino	Apple Valley town	333	372
San Bernadino	Barstow	2	3
San Bernadino	Big Bear Lake	100	111
San Bernadino	Chino	131	146
San Bernadino	Chino Hills	622	696
San Bernadino	Colton	72	81
San Bernadino	Fontana	1323	1481
San Bernadino	Grand Terrace	8	9
San Bernadino	Hesperia	314	352
San Bernadino	Highland	187	209
San Bernadino	Loma Linda	99	111
San Bernadino	Montclair	44	48
San Bernadino	Needles	29	32
San Bernadino	Ontario	195	218
San Bernadino	Rancho Cucamonga	1026	1149
San Bernadino	Redlands	156	174
San Bernadino	Rialto	167	187
San Bernadino	San Bernardino	113	126
San Bernadino	San Bernardino County	889	996
San Bernadino	Twentynine Palms	5	6
San Bernadino	Upland	141	157
San Bernadino	Victorville	340	380
San Bernadino	Yucaipa	190	212

* Figures subject to rounding formulas

Permits for New Residential Units

ATTACHMENT B

A	B	C	D
County	Jurisdiction	Housing Units ¹ Baseline Level (Annual Permit Average from 10/97-8/00) *	Housing Units ² Eligibility Threshold for the Issuance of New Residential Permits (112% of baseline).*
San Bernadino	Yucca Valley	47	53
San Diego	Carlsbad	1878	2102
San Diego	Chula Vista	2066	2313
San Diego	Coronado	36	40
San Diego	Del Mar ³	N/A	Contact HCD
San Diego	El Cajon	100	112
San Diego	Encinitas	341	381
San Diego	Escondido	391	437
San Diego	Imperial Beach	21	23
San Diego	La Mesa	7	8
San Diego	Lemon Grove	16	18
San Diego	National City	0	1
San Diego	Oceanside	694	777
San Diego	Poway	207	232
San Diego	San Diego	6283	7036
San Diego	San Diego County	1853	2074
San Diego	San Marcos	628	702
San Diego	Santee	89	99
San Diego	Solana Beach	22	25
San Diego	Vista	171	191
San Francisco	San Francisco	3055	3421
San Joaquin	Escalon	51	57
San Joaquin	Lathrop	122	136
San Joaquin	Lodi	286	320
San Joaquin	Manteca	504	564
San Joaquin	Ripon	93	103
San Joaquin	San Joaquin County	250	280
San Joaquin	Stockton	1426	1597
San Joaquin	Tracy	1249	1398
San Luis Obispo	Arroyo Grande	143	159
San Luis Obispo	Atascadero	132	147
San Luis Obispo	Grover Beach	290	324
San Luis Obispo	Morro Bay	62	69
San Luis Obispo	Paso Robles	69	77
San Luis Obispo	Pismo Beach	88	98
San Luis Obispo	San Luis Obispo	120	134
San Luis Obispo	San Luis Obispo County	776	868
San Mateo	Atherton town	4	5
San Mateo	Belmont	20	22
San Mateo	Brisbane	103	115
San Mateo	Burlingame	47	53
San Mateo	Colma town	0	1
San Mateo	Daly City	50	56
San Mateo	East Palo Alto	68	76
San Mateo	Foster City	1	2
San Mateo	Half Moon Bay	37	41

* Figures subject to rounding formulas

Permits for New Residential Units

ATTACHMENT B

A	B	C	D
County	Jurisdiction	Housing Units ¹ Baseline Level (Annual Permit Average from 10/97-8/00) *	Housing Units ² Eligibility Threshold for the Issuance of New Residential Permits (112% of baseline).*
San Mateo	Hillsborough town	18	20
San Mateo	Menlo Park	60	67
San Mateo	Millbrae	4	5
San Mateo	Pacifica	68	76
San Mateo	Portola Valley town	9	10
San Mateo	Redwood City	289	323
San Mateo	San Bruno	6	7
San Mateo	San Carlos	26	29
San Mateo	San Mateo	314	351
San Mateo	San Mateo County	361	404
San Mateo	South San Francisco	147	165
San Mateo	Woodside town	22	24
Santa Clara	Campbell	65	72
Santa Clara	Cupertino	192	215
Santa Clara	Gilroy	402	450
Santa Clara	Los Altos	50	56
Santa Clara	Los Altos Hills town	33	36
Santa Clara	Los Gatos town	78	87
Santa Clara	Milpitas	311	348
Santa Clara	Monte Sereno	12	13
Santa Clara	Morgan Hill	322	360
Santa Clara	Mountain View	312	349
Santa Clara	Palo Alto	345	386
Santa Clara	San Jose	4321	4839
Santa Clara	Santa Clara	375	420
Santa Clara	Santa Clara County	278	311
Santa Clara	Saratoga	77	86
Santa Clara	Sunnyvale	390	436
Santa Cruz	Capitola	23	25
Santa Cruz	Santa Cruz	80	89
Santa Cruz	Santa Cruz County	302	338
Santa Cruz	Scotts Valley	46	51
Santa Cruz	Watsonville	123	137
Shasta	Anderson	36	40
Shasta	Redding	456	510
Shasta	Shasta County	247	276
Shasta	Shasta Lake	6	7
Sierra	Loyalton	2	3
Sierra	Sierra County	11	12
Siskiyou	Dorris	0	1
Siskiyou	Dunsmuir	2	3
Siskiyou	Etna	1	2
Siskiyou	Fort Jones	1	2
Siskiyou	Montague	1	2
Siskiyou	Mount Shasta	16	17
Siskiyou	Siskiyou County	115	128

* Figures subject to rounding formulas

Permits for New Residential Units

ATTACHMENT B

A	B	C	D
County	Jurisdiction	Housing Units ¹ Baseline Level (Annual Permit Average from 10/97-8/00) *	Housing Units ² Eligibility Threshold for the Issuance of New Residential Permits (112% of baseline).*
Siskiyou	Tulelake	0	1
Siskiyou	Weed	0	1
Siskiyou	Yreka	6	7
Solano	Benicia	28	31
Solano	Dixon	82	91
Solano	Fairfield	521	583
Solano	Rio Vista	160	179
Solano	Solano County	37	41
Solano	Suisun City	76	85
Solano	Vacaville	638	714
Solano	Vallejo	436	488
Sonoma	Cloverdale	165	184
Sonoma	Cotati	28	31
Sonoma	Healdsburg	156	174
Sonoma	Petaluma	485	543
Sonoma	Rohnert Park	58	64
Sonoma	Santa Rosa	1197	1340
Sonoma	Sebastopol	29	32
Sonoma	Sonoma	71	79
Sonoma	Sonoma County	284	318
Sonoma	Windsor town	256	286
Stanislaus	Ceres	102	114
Stanislaus	Hughson	23	25
Stanislaus	Modesto	1066	1193
Stanislaus	Newman	84	94
Stanislaus	Oakdale	51	57
Stanislaus	Patterson	161	180
Stanislaus	Riverbank	54	60
Stanislaus	Stanislaus County	423	473
Stanislaus	Turlock	512	573
Stanislaus	Waterford	6	7
Sutter County	Live Oak	9	10
Sutter County	Sutter County	115	128
Sutter County	Yuba City	77	86
Tehema	Corning	5	6
Tehema	Red Bluff	24	26
Tehema	Tehama 3	N/A	Contact HCD
Tehema	Tehama County	122	136
Trinity	Trinity County	44	49
Tulare	Dinuba	79	88
Tulare	Exeter	42	47
Tulare	Farmersville	35	39
Tulare	Lindsay	11	12
Tulare	Porterville	201	225
Tulare	Tulare	230	257
Tulare	Tulare County	312	349

* Figures subject to rounding formulas

Permits for New Residential Units

ATTACHMENT B

A	B	C	D
County	Jurisdiction	Housing Units ¹ Baseline Level (Annual Permit Average from 10/97-8/00) *	Housing Units ² Eligibility Threshold for the Issuance of New Residential Permits (112% of baseline).*
Tulare	Visalia	638	714
Tulare	Woodlake	36	40
Tuolumne	Sonora	19	21
Tuolumne	Tuolumne County	266	297
Ventura	Camarillo	455	509
Ventura	Fillmore	55	61
Ventura	Moorpark	63	70
Ventura	Ojai	8	9
Ventura	Oxnard	840	940
Ventura	Port Hueneme	10	11
Ventura	San Buenaventura	221	247
Ventura	Santa Paula	18	20
Ventura	Simi Valley	1034	1158
Ventura	Thousand Oaks	764	855
Ventura	Ventura County	235	263
Yolo	Davis	844	945
Yolo	West Sacramento	160	179
Yolo	Winters	33	36
Yolo	Woodland	263	294
Yolo	Yolo County	37	41
Yuba	Marysville	21	23
Yuba	Wheatland	9	10
Yuba	Yuba County	126	141

1 Calculated by HCD using Construction Industry Research Board data; CIRB Address: 2511 Empire Ave., Burbank, CA 91504, (818) 841-8210

2 Where applicable, figure adjusted to represent an increase of 1 unit

3 Data not available

Attachment C

Employment Demand Areas

HIGH DEMAND	MODERATE DEMAND	LOWER DEMAND
County Name	County Name	County Name
ALAMEDA	BUTTE	ALPINE
CONTRA COSTA	EL DORADO	AMADOR
LOS ANGELES	FRESNO	CALAVERAS
ORANGE	IMPERIAL	COLUSA
RIVERSIDE	KERN	DEL NORTE
SACRAMENTO	MADERA	GLENN
SAN BERNARDINO	MARIN	HUMBOLDT
SAN DIEGO	MERCED	INYO
SAN FRANCISCO	MONTEREY	KINGS
SAN MATEO	NAPA	LAKE
SANTA CLARA	NEVADA	LASSEN
SONOMA	PLACER	MARIPOSA
VENTURA	SAN JOAQUIN	MENDOCINO
	SAN LUIS OBISPO	MODOC
	SANTA BARBARA	MONO
	SANTA CRUZ	PLUMAS
	SHASTA	SAN BENITO
	SOLANO	SIERRA
	STANISLAUS	SISKIYOU
	TULARE	SUTTER
	YOLO	TEHAMA
		TRINITY
		TUOLUMNE
		YUBA

Parameters for Determining a County's Employment Demand:

High Demand County:	<p>Average Annual Employment Growth from 1997-1999 exceeds 6,400 new jobs and, Ratio of Existing Supplies of Housing and Jobs is below 1.1 OR Average Annual Employment Growth from 1997-1999 exceeds 15,000 new jobs and, Average Annual Employment Growth from 1997-1999 exceeds State average job growth of 3%</p>
Medium Demand County	<p>Average Annual Employment Growth from 1997-1999 is between 1,000 and 6,400 new jobs and, Ratio of Existing Supplies of Housing and Jobs is below 1.8</p>
Low Demand County	<p>Average Annual Employment Growth from 1997-1999 is fewer than 1,000 new jobs and, Ratio of Existing Supplies of Housing and Jobs exceeds 0.9</p>

Sources: Employment by Industry Data 1996-1999 from EDD and May 2000 E-5 City/County Population and Housing Estimates from DOF

CHFA SINGLE FAMILY PROGRAM SALES PRICE LIMITS*

<u>County</u>	<u>NEW CONSTRUCTION</u>	
	<u>Non-Target</u>	<u>Target</u>
Alameda	\$ 272,090	\$ 331,240
Alpine	\$ 207,429	None
Amador	\$ 169,109	None
Butte	\$ 169,109	\$ 206,689
Calaveras	\$ 169,109	None
Colusa	\$ 169,109	None
Contra Costa	\$ 272,090	\$ 331,240
Del Norte	\$ 169,109	None
El Dorado	\$ 190,076	\$ 232,316
Fresno	\$ 169,109	\$ 206,689
Glenn	\$ 169,109	None
Humboldt	\$ 169,109	\$ 206,689
Imperial	\$ 169,109	\$ 206,689
Inyo	\$ 169,109	None
Kern	\$ 169,109	\$ 206,689
Kings	\$ 169,109	\$ 206,689
Lake	\$ 169,109	\$ 206,689
Lassen	\$ 169,109	None
Los Angeles	\$ 230,564	\$ 281,800
Madera	\$ 169,109	\$ 206,689
Marin	\$ 301,473	None
Mariposa	\$ 169,109	None
Mendocino	\$ 169,109	\$ 206,689
Merced	\$ 169,109	\$ 206,689
Modoc	\$ 169,109	None
Mono	\$ 169,109	None
Monterey	\$ 222,985	\$ 271,460
Napa	\$ 222,985	\$ 271,460
Nevada	\$ 177,890	\$ 217,422
Orange	\$ 280,140	\$ 341,040
Placer	\$ 190,076	None
Plumas	\$ 169,109	None
Riverside	\$ 196,464	\$ 240,122
Sacramento	\$ 190,076	\$ 232,316
San Benito	\$ 222,985	None
San Bernardino	\$ 196,464	\$ 240,122
San Diego	\$ 222,985	\$ 271,460
San Francisco	\$ 301,473	\$ 367,010
San Joaquin	\$ 171,105	\$ 209,129
San Luis Obispo	\$ 208,914	\$ 255,340
San Mateo	\$ 301,473	None
Santa Barbara	\$ 222,985	\$ 271,460
Santa Clara	\$ 350,175	\$ 426,300
Santa Cruz	\$ 248,343	None
Shasta	\$ 169,109	\$ 206,689
Sierra	\$ 169,109	None
Siskiyou	\$ 169,109	\$ 206,689
Solano	\$ 222,985	\$ 271,460
Sonoma	\$ 233,853	None
Stanislaus	\$ 169,109	\$ 206,689
Sutter	\$ 169,109	\$ 206,689
Tehama	\$ 169,109	\$ 206,689
Trinity	\$ 169,109	\$ 206,689
Tulare	\$ 169,109	\$ 206,689
Tuolumne	\$ 169,109	None
Ventura	\$ 275,713	\$ 335,650
Yolo	\$ 220,257	\$ 269,203
Yuba	\$ 169,109	\$ 206,689

Effective 4/5/00, updated annually. This information is published on CHFA's website at www.chfa.ca.gov

CHFA SINGLE FAMILY PROGRAM SALES PRICE LIMITS*

<u>County</u>	<u>NEW CONSTRUCTION</u>	
	<u>Non-Target</u>	<u>Target</u>
Alameda	\$ 404,953	\$ 494,943
Alpine	\$ 169,109	None
Amador	\$ 169,109	None
Butte	\$ 169,109	\$ 206,689
Calaveras	\$ 169,109	None
Colusa	\$ 169,109	None
Contra Costa	\$ 404,953	\$ 494,943
Del Norte	\$ 169,109	None
El Dorado	\$ 227,310	\$ 277,824
Fresno	\$ 169,109	\$ 206,689
Glenn	\$ 169,109	None
Humboldt	\$ 169,109	\$ 206,689
Imperial	\$ 177,773	\$ 217,278
Inyo	\$ 169,109	None
Kern	\$ 169,109	\$ 206,689
Kings	\$ 169,109	\$ 206,689
Lake	\$ 169,109	\$ 206,689
Lassen	\$ 169,109	None
Los Angeles	\$ 308,501	\$ 377,057
Madera	\$ 169,109	\$ 206,689
Marin	\$ 487,927	None
Mariposa	\$ 169,109	None
Mendocino	\$ 169,109	\$ 206,689
Merced	\$ 169,109	\$ 206,689
Modoc	\$ 169,109	None
Mono	\$ 169,109	None
Monterey	\$ 325,574	\$ 397,924
Napa	\$ 288,453	\$ 352,553
Nevada	\$ 224,780	\$ 274,731
Orange	\$ 405,794	\$ 495,970
Placer	\$ 227,310	None
Plumas	\$ 169,109	None
Riverside	\$ 227,404	\$ 277,938
Sacramento	\$ 227,310	\$ 277,824
San Benito	\$ 350,527	None
San Bernardino	\$ 227,404	\$ 277,938
San Diego	\$ 337,891	\$ 412,977
San Francisco	\$ 487,927	\$ 596,355
San Joaquin	\$ 207,405	\$ 253,495
San Luis Obispo	\$ 244,207	\$ 298,475
San Mateo	\$ 487,927	None
Santa Barbara	\$ 286,160	\$ 349,752
Santa Clara	\$ 509,335	\$ 622,521
Santa Cruz	\$ 423,390	None
Shasta	\$ 169,109	\$ 206,689
Sierra	\$ 169,109	None
Siskiyou	\$ 169,109	\$ 206,689
Solano	\$ 288,453	\$ 352,553
Sonoma	\$ 309,422	None
Stanislaus	\$ 169,109	\$ 206,689
Sutter	\$ 169,109	\$ 206,689
Tehama	\$ 169,109	\$ 206,689
Trinity	\$ 169,109	\$ 206,689
Tulare	\$ 169,109	\$ 206,689
Tuolumne	\$ 169,109	None
Ventura	\$ 357,278	\$ 436,674
Yolo	\$ 235,753	\$ 288,143
Yuba	\$ 169,109	\$ 206,689

Effective 4/5/01, updated annually. This information is published on CHFA's website at www.chfa.ca.gov

FUNDING EXAMPLES

ATTACHMENT E

Production Awards						Planning Incentive Awards				Total Reward	
City County	Annual Average Baseline	Total unit Production	Unit Increase	Reward*	Reward for Production	Affordability				Reward for Incentives	Production Plus Planning
				Hi=\$3K M=\$2k L=\$1k		MF Units \$500	CHFA >Thresh. \$800	With Covenants \$500	Infill \$100		
City A	2,054	2,280	226	\$2,000	\$452,000	112	226	153	570	\$370,300	\$822,300
City B	246	273	27	1,000	27,000	75	27	40	7	79,800	106,800
City C	633	702	69	3,000	207,000	5	69	37	18	78,000	285,000
City D	1,398	1,782	384	3,000	1,152,000	496	31	230	178	405,600	1,557,600
County A	48	53	5	3,000	15,000	37	5	16	13	31,800	46,800
County B	148	165	17	1,000	17,000	19	16	15	4	30,200	47,200

* Figures and numbers are hypothetical and for use only as a demonstration of potential awards, given the assumptions presented.

* *Reward is weighted for high, medium and low employment demand

For example, a large city, City A, with an increase of 226 units over its annual average, would be awarded \$822,300 for both production increase as well as planning incentives. As noted most of development was in the infill category

By comparison, a small city, City C, who had an increase of 69 units over its annual average, with most of development in CHFA Sales price limits, would receive \$285,000 for both production and planning categories.

CHAPTER 608
FILED WITH SECRETARY OF STATE OCTOBER 9, 2001
APPROVED BY GOVERNOR OCTOBER 7, 2001
PASSED THE SENATE SEPTEMBER 6, 2001
PASSED THE ASSEMBLY SEPTEMBER 5, 2001
AMENDED IN ASSEMBLY JUNE 12, 2001

SB 784, Torlakson. Balancing jobs and growth.

SECTION 1. Section 50544 of the Health and Safety Code is amended to read:

50544. (a) One hundred million dollars (\$100,000,000) of the funds transferred for purposes of this chapter in Item 2240-114-0001 of the Budget Act of 2000, any funds transferred in Item 2240-114-0001 and appropriated pursuant to Item 2240-114-3006 in the Budget Act of 2001, and **any funds appropriated thereafter for the purposes of this section shall be used to award incentive grants to cities, counties, and city and counties to be used for any project, service, or other local need determined by the city, county, or city and county to be in the community's best interest.** Grants shall be provided through a grant agreement that requires the recipient to provide to the department a report on the number of residential building permits issued during the reporting period, the number of certificates of occupancy issued for those units, and the services provided or amenities purchased or built. The department may operate this program through at least one annual allocation. In addition, because housing production may be affected by economic factors during the course of any allocation year, the department may, if it deems necessary, reasonably adjust incentive criteria to meet the intent of this section and allow funding to remain available for subsequent annual funding cycles upon expenditure authorization by the Legislature.

(b) To be eligible for a grant pursuant to this section, a local government shall do both of the following:

- (1) By the end of the calendar year in which unit production is to be counted (hereafter referred to as "allocation reporting year"), have an adopted housing element that the department has determined pursuant to Section 65585 of the Government Code to be in substantial compliance with the requirements of Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7 of the Government Code.
- (2) Have a demonstrable and significant increase in the issuance of residential building permits issued between January 1 and December 31 of the allocation reporting year over the average number of building permits issued annually for the most recent 36-month period that can be calculated prior to the allocation reporting year. The department shall establish a benchmark level to be achieved in order to establish eligibility for funding based on criteria including a survey of economic forecasts to be conducted by the Department of Finance no later than November 30 of the year prior to the reporting year for any year in which the program is to be operated.

(c) Grant amounts shall be determined as a per-unit incentive weighted for high, medium, and low employment demand areas. In addition, the department shall provide additional incentives for units in projects within eligible communities that meet criteria designed to encourage planning priorities such as affordability, multifamily housing, and infill development. The department shall establish the definitions and measurement specifications for the incentive criteria to be used to determine grant amounts that are easily and objectively verifiable.

(d) Funding shall be provided as soon after January 1 of the year following the allocation reporting year, as is reasonably possible, allowing time for receipt by the Department of Finance of yearend production figures as well as other information necessary to apply the established criteria. If all funds are not expended after the end of the calendar year in which housing production is counted, the department may continue the program into the following year if it determines there are adequate appropriated funds to administer the program. If residential production within eligible jurisdictions exceeds the department's projections, per-unit incentives shall be prorated within the appropriated funding amount.

(e) The department shall solicit and consider comments from interested parties on the criteria that shall be used for determining the amount of funds granted per unit. The department may deny funding to any jurisdiction that it determines, based on reasonable evidence, failed to issue residential building permits on a timely basis between the effective date of this chapter and January 1, 2001, or, where the department determines, upon reasonable evidence, that the jurisdiction inappropriately withheld the issuance of building permits so that it could be counted in a subsequent allocation reporting year.

(f) No later than December 31, 2002, and on December 31 of each subsequent year in which funds are expended, the department shall provide an interim report to the Legislature indicating the benchmark levels of production established, the number of jurisdictions accessing the program, the number of residential units building permits issued above the established benchmark, and the success of the additional incentives in achieving state housing policies. When all funds have been expended, the department shall provide a final report with updates to the data contained in the previous reports, a description of the achievements and expenditures by local governments through the program and information regarding the number of certificates of occupancy issued in relation to the residential building permits issued. The report shall be issued within twelve months following the final allocation of funds.